

Bechtel

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Memorandum

To: Paul La Courreys, EPA Region IX
Subject: Completed Work
Date: October 5, 1992
cc: Susan Naughton, BEI ARCS

Attached is the following completed document:

PA _____ PA Summary X SI _____ SI Summary _____
Other _____

Site Name: ITT General Controls Corporation

EPA ID: CAD 028247351 (4499)

City, County: Burbank, Los Angeles County, California

Latitude: 34° 10' 09.25" N Longitude: 118° 17' 49.82" W

FOR EPA Use Only

EPA Further Action Determination: PA 1 CAMP SEE/NEA

PA Lead: EPA

Sign Off Date: 10/9/92

Initials of Work Assignment Manager: J. S. G. L. J. M.



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EPA File Copy

FINAL EPA File Copy

Preliminary Assessment Summary Report

Site: ITT General Controls Corporation
1200 South Flower Street
Burbank, California 91201

Site EPA ID Number: CAD 028247351

Work Assignment Number: 60-15-9J00, ARCSWEST Program

Submitted to: Rachel Loftin
Work Assignment Manager
EPA Region IX

Date: February 19, 1993

Prepared by: Adam A. Violich *AV*

Review and Concurrence: Michele Dermer *MD*



Bechtel Environmental, Inc.

PA SUMMARY REPORT

ITT GENERAL CONTROLS CORPORATION

INTRODUCTION

The U.S. Environmental Protection Agency (EPA), Region IX, under the authority of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA), has tasked Bechtel Environmental, Inc. to conduct a preliminary assessment (PA) of the ITT General Controls Corporation (ITT General) site at 1200 South Flower Street, Burbank, Los Angeles County, California. The geographic coordinates of the site are 34° 10' 09.25" N latitude and 118° 17' 49.82" W longitude (Township 1 North, Range 14 West, Section 13, San Bernardino Baseline and Meridian, Burbank, California 7.5-minute quadrangle).

The ITT General facility was identified as a potential hazardous waste site and entered into the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) on June 10, 1992 (CAD 028247351). The ITT General site is included within the boundaries of the San Fernando Valley Superfund Site, which is currently on the National Priorities List.

SITE DESCRIPTION

The ITT General site was originally an 11.7-acre manufacturing facility. The site was purchased in 1937 by General Controls Company, which operated a heater and boiler control manufacturing plant until 1963, when it merged with ITT Corporation. Under the terms of the merger, ITT Corporation acquired all General Controls Company stock, took over ownership of the property, and became ITT General (ITT General Controls Corporation), a subsidiary of ITT Corporation. ITT General manufactured residential and commercial combustion fuel control valves, aerospace valves and temperature controls on site. In September 1986, ITT Aerospace Controls was formed from the ITT General aerospace valve product line conducting business on 3-acres at the northern end of the site. In 1987, ITT General ceased manufacturing on site due to economic considerations.

ITT Aerospace Controls continues to manufacture the aerospace product line at the northern portion of the site. ITT General remains the site owner and also holds a lease to a 4.6-acre parcel adjoining the site at the northwestern boundary (this leased parcel is used for parking and is owned by W.J. Blanchard). As part of a reconstruction program for a new ITT Aerospace Controls facility, several buildings have been demolished. Less than one third of the original site is currently occupied. As part of the planned redevelopment of the site, subsurface investigations have included soil borings, shallow soil samples, a soil-gas survey, and the removal of underground storage tanks. These investigations identified numerous areas containing contaminants, primarily chlorinated solvents, polychlorinated biphenyls (PCB), and metals.

Previous sampling results indicate that there is PCB contaminated soil at a depth of 25 feet below ground surface at concentrations up to 95,000 parts per billion (ppb). Chlorinated solvents have been detected in soil and groundwater samples at concentrations up to 32,000 ppb, and metals have been detected at concentrations above the total threshold limit concentration.

The ITT General site, which is bounded on the south by Allen Avenue, on the north by the Alameda property line, on the east by the Southern Pacific Railroad tracks, and on the west by South Flower Street, is included within the boundaries of the San Fernando Valley Superfund Site.



On August 31 and November 24, 1992, ITT General was sent a General Notice of Potential Liability by the EPA for the Glendale North and Glendale South Operable units, respectively. The Glendale North and South Operable units are two of four units planned or currently operating within the San Fernando Valley Superfund Site. The ITT General site lies within the boundaries of these operable units. The EPA has overall responsibility for the Remedial Investigation/Feasibility Study of the San Fernando Valley Superfund Site.

SUMMARY OF PRELIMINARY ASSESSMENT ACTIVITIES

Initial PA activities conducted for the ITT General site included investigation into groundwater use within a 4-mile radius of the site, as well as other HRS related data collection. In addition, EPA and Regional Water Quality Control Board representatives were contacted to determine the current status of the site. These representatives indicated that the ITT General site is being actively investigated as part of the San Fernando Valley Superfund Site for releases of hazardous substances to the soil and groundwater.

EPA RECOMMENDATION

| | Initial | Date |
|---|-----------|-------|
| No Further Remedial Action Planned under CERCLA | <u>pd</u> | _____ |
| Higher-Priority SI under CERCLA | _____ | _____ |
| Lower-Priority SI under CERCLA | _____ | _____ |
| Defer to Other Authority (e.g., RCRA, NRC) | _____ | _____ |

Notes:

Original document (+ Cerclis entry date)
was dated 10.9.92

Revised per RPM comments - sent out
final 3.26.93.

See notes on next page →

Paul J. Conroy



REMEDIAL SITE ASSESSMENT DECISION - EPA REGION IX

Site Name: ITT General Controls Corporation EPA ID#: CAD 028247351
 Alias Site Names: part of San Fernando Valley Superfund Site
 City: Burbank County or Parish: Los Angeles Co. State: CA
 Refer to Report Dated: 2/19/93 Report type: Preliminary Assessment Summary
 Report developed by: Bechtel Environmental, Inc.

DECISION:

☒ 1. Further Remedial Site Assessment under CERCLA (Superfund) is not required because:

☒ 1a. Site does not qualify for further remedial site assessment under CERCLA (Site Evaluation Accomplished - SEA)

☐ 1b. Site may qualify for further action, but is deferred to:

☐ RCRA
☐ NRC

☐ 2. Further Assessment Needed Under CERCLA:

2a. (optional) Priority: ☐ Higher ☐ Lower

2b. Activity Type:

☐ PA
☐ SI

☐ ESI
☐ HRS evaluation

☐ Other: _____

DISCUSSION/RATIONALE:

① This site is part of the San Fernando NPL site.

② The designation of No Further Action cited above, refers specifically to ranking/scoring for inclusion on the NPL. It does not mean this facility will not be involved in future enforcement actions under CERCLA.

Report Reviewed and Approved by:

Signature: _____

Date: _____

Site Decision Made by:

Signature: _____

Date: _____

Instructions: Use of EPA Form #9100-3

1) **Filling blanks and boxes using a wordperfect version of the form:** This is most easily done in the 'typeover' (or insert) mode in wordperfect. Begin by hitting the 'insert' key on your keyboard, move to the line or box desired, and begin typing. The boxes are set up to give bold characters, and the line characters (" _ ") ensure the form keeps a constant format. The form uses wordperfect version 5.1 and a 'universal scalable' font; you may need to revise printer setup to accommodate this. The diskette provided contains 2 versions of this form in Wordperfect 5.1 format (see point 2 below). These files have a write protection code.

2) **Discussion/Rationale Section:** The evaluator should enter comments as appropriate. To facilitate this, two versions of this form are provided in wordperfect files. Version "SA-DECIS.#1" contains the version found on the front side of this form. You can complete this form in writing or by using the 'typeover' mode when entering discussion text using wordperfect. Version "SA-DECIS.#2" has the exact same form, except the lines have been deleted from the discussion box. This box was created using 'Tables' in wordperfect 5.1, thus it can expand as new lines are added or scrolled within the box. The evaluator can simply enter text in the normal edit mode in wordperfect.

3) **Use of 'not applicable - (n/a)':** This can be entered wherever appropriate. For example, in cases where EPA wants to re-evaluate a previous decision based on new information and no report applies, the evaluator may enter 'N/A' for "report type" and "report date". The Discussion/Rationale section should explain what new information supports EPA's decision.

4) **Signature Boxes:** When using this form to document report approval, the Regionally designated person responsible to review and approve a final report should sign and date the "Report Reviewed and Approved by" line. Otherwise, reviewers can choose to sign their approval directly on a report and eliminate the "Report Reviewed and Approved by" signature box from this form.

The person responsible for deciding what, if any, further site assessment is required should complete the 'Site Decision Made by' line (note that this can be the same person who reviewed and approved a report). All dates should reflect when an actual review or decision is complete. Only site decision dates, and not site assessment report dates, need to roughly correspond to CERCLIS entry dates.

Explanation of Entries

- 1) Site Name = same name as listed in CERCLIS
- 2) EPA ID = same as CERCLIS ID number
- 3) Alias site names = self explanatory
- 4) City, County or Parish, State = same as listed in CERCLIS
- 5) Report date = if applicable, date of final report associated with the site decision
- 6) SEA = Site Assessment Accomplished, the successor of No Further Remedial Action Planned (NFRAP)
- 7) RCRA = the Resource Conservation and Recovery Act (RCRA) program of EPA
- 8) NRC = the Nuclear Regulatory Commission
- 9) PA = Preliminary Assessment
- 10) SI = Site Inspection
- 11) SIP = Site Inspection Prioritization
- 12) ESI = Expanded Site Inspection
- 13) Regional Decision Team - a group of EPA Regional managers who evaluate the need for site assessment and response action at a site and formulate appropriate steps to address those needs.

CONTACT REPORT

| | | |
|--|---------------------|-----------------------|
| AGENCY/AFFILIATION: U.S. Environmental Protection Agency | | |
| DEPARTMENT: | | |
| ADDRESS: 75 Hawthorne Street | CITY: San Francisco | |
| COUNTY: San Francisco | STATE: CA | ZIP: 94105 |
| CONTACT(S) | TITLE | PHONE |
| Claire Trombadore | Project Manager | (415) 744-2249 |
| BEI PERSON MAKING CONTACT: Adam A. Violich <i>AV</i> | | DATE: 9/16/92 |
| SUBJECT: Federal Superfund status of site | | |
| SITE NAME: ITT General Controls Corp. | | EPA ID: CAD 028247351 |

DISCUSSION: According to Ms. Trombadore, the ITT General Control Corp. (ITT) site located at 1200 South Flower Street in Burbank, Los Angeles County, California, lies within the boundaries of the San Fernando Valley Federal Superfund Project. Presently, the California Regional Water Quality Control Board (RWQCB) is actively involved in the site investigation and emphasis has been put on groundwater monitoring for contaminants. The RWQCB has obtained soil borings and installed monitoring wells, and currently the groundwater is monitored quarterly. The manager of the ITT site at the RWQCB is David Bacharowski, who can be reached at (213) 266-7546. The U.S. EPA is funding the RWQCB investigations and plans to *recover past and future EPA* ~~seek retribution~~ of costs from responsible parties once attribution of contamination has been established. On August 31, 1992, ITT received a general notice of potential liability from the U.S. EPA for the Glendale North Operable Unit. The U.S. EPA has the overall responsibility for the Remediation Investigation and Feasibility Study of the San Fernando Valley Superfund Site. Ms. Trombadore is a project manager for the San Fernando Superfund Project, and, more specifically, of the Glendale North Operable Unit, one of four operable units planned or operating in the San Fernando Valley Superfund Site.

CONTACT CONCURRENCE: Claire Trombadore DATE: 1-11-93

CONTACT REPORT

| | | |
|--|-----------------|-------------------------|
| AGENCY/AFFILIATION: Los Angeles Regional Water Quality Control Board | | |
| DEPARTMENT: | | |
| ADDRESS: 101 Centre Plaza Drive | | CITY: Monterey Park |
| COUNTY: Los Angeles | STATE: CA | ZIP: 91754-2156 |
| CONTACT(S) | TITLE | PHONE |
| David Bacharowski | Project Manager | (213) 266-7546 |
| BEI PERSON MAKING CONTACT: Adam A. Violich <i>AV</i> | | <i>9m</i> DATE: 9/28/92 |
| SUBJECT: Federal Superfund status of site | | |
| SITE NAME: ITT General Controls Corp. | | EPA ID: CAD 028247351 |

DISCUSSION: According to Mr. Bacharowski, the ITT General Control Corp. (ITT) site located at 1200 South Flower Street in Burbank, Los Angeles County, California, lies within the boundaries of the San Fernando Valley Federal Superfund Project. Presently, the California Regional Water Quality Control Board (RWQCB) is the lead agency involved in the site investigation and remediation. The scope of the ITT project includes investigations into groundwater and soil contamination. A portion of the PCB-contaminated soil has been remediated to date and further remediation is planned. According to Mr. Bacharowski, it has been confirmed that contaminants from the ITT site have migrated to the groundwater.

CONTACT CONCURRENCE: _____ DATE: _____



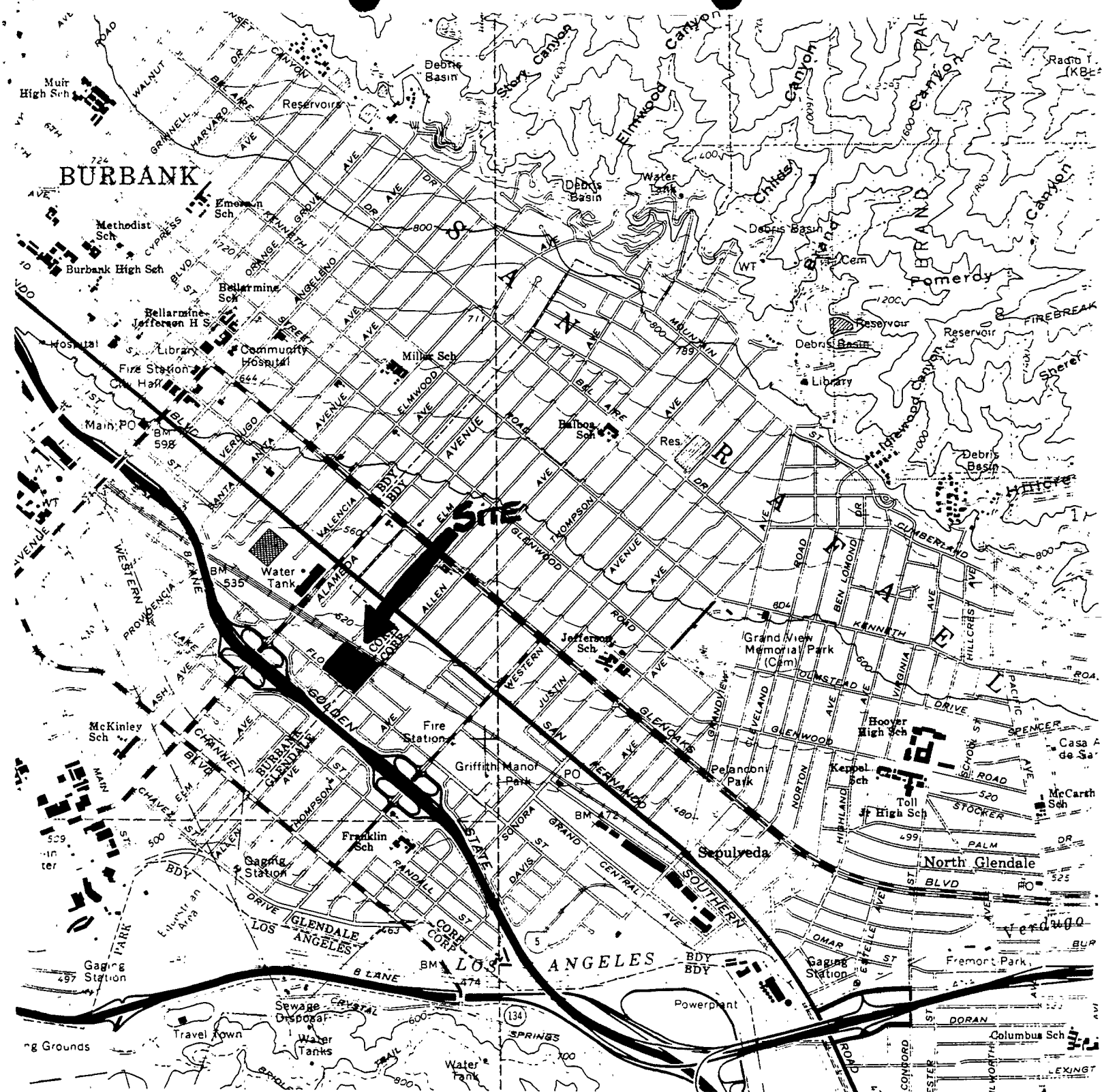


Figure 1 Site Location

Source: US Geological Survey, 7.5 Minute Series, Burbank CA Quadrangle

LATITUDE AND LONGITUDE CALCULATION WORKSHEET #2
WHEN USING ENGINEERS' SCALE (1:60)

Site: ITT General Controls Corp EPA ID#: CAD028247351
Aka: ITT Fluid Products SSID: _____
Address: 801 S Allen Ave (USING 1200 South Flower Street)
City: Glendale State: CA ZIP Code: 91201
Site Reference Point: _____
Topo Map: Burbank, CA Township: 1 N/S Range: 14 E/W
Scale: 1:24,000 Map Date: 1966 Section: 1/4 1/4 1/4
Map Datum: 1927 1983 Meridian: San Bernadino

Coordinates from lower right (southeast) corner of 7.5-minute map:

Longitude: 118° 15' 0" Latitude: 34° 07' 30"

Coordinates from lower right (southeast) corner of 2.5-minute sub-map:

Longitude: 118° 17' 30" Latitude: 34° 10' 0"

Calculations: Latitude (7.5-minute Quadrangle Map)

- A) Number of ruler divisions from bottom latitude line to Site: 28
B) Number of ruler divisions equal to 2.5 minutes of latitude: (454): 454
C) Divide divisions to site (A) by (B): 0.062
D) Multiply (C) by 150 seconds: 9.25
E) Convert (D) to minutes/seconds: 9.25

60 seconds = 1 minute
120 seconds = 2 minutes

- F) Add to starting latitude: 34° 10' 0" + 9.25" = 34° 10' 09.25"

Calculations: Longitude (7.5-minute Quadrangle Map)

- A) Number of ruler divisions from bottom longitude line to Site: 60
B) Number of ruler divisions equal to 2.5 minutes of longitude: (454): 454
C) Divide distance to Site (A) by (B): 0.13
D) Multiply (C) by 150 seconds: 19.82
E) Convert (D) to minutes/seconds: 19.82

60 seconds = 1 minute
120 seconds = 2 minutes

- F) Add to starting longitude: 118° 17' 30" + 19.82" = 118° 17' 49.82"

Final Latitude 34° 10' 09.25"

Final Longitude 118° 17' 49.82"

Investigator: Ad Oll

Date: 7-29-92